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TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: RAKOWIECKI MAJOR SUBDIVISION
PROJECT LOCATION: OFF ASHLEY /RIDGEVIEW RD./FINLEY DR.
(BEAVER DAM LAKE AREA)
SECTION 57 – BLOCK 1 – LOT 88.21
PROJECT NUMBER: 01-26
DATE: 22 SEPTEMBER 2004
DESCRIPTION: THE APPLICATION INVOLVES THE SUBDIVISION OF THE 34.4+/-
ACRE PARCEL INTO THIRTY-SIX (36) SINGLE-FAMILY
RESIDENTIAL LOTS. THE PLAN WAS PREVIOUSLY REVIEWED AT
THE 14 MARCH 2001 AND 11 JUNE 2003 PLANNING BOARD
MEETINGS.

1. The property is located in the R-3 Zoning District of the Town. The application is “grand-fathered” and is subject to the former zoning bulk tables. The “proposed” bulk information is correct for the zone and use group.

From a SEQRA standpoint, a Lead Agency Coordination letter was circulated on 7-25-03. I am aware of no responses which would preclude the Board from assuming the position of Lead Agency at this time.

2. I have reviewed the plan resubmittal for this meeting, and have the following comments:
 - This entire subdivision is based on access from Ridge View Road and Finley Drive, with the applicant indicating that each of these roads are Town Roads with the ability to extend same into this subdivision property. I have repeatedly asked that the applicant's surveyor provide documentation depicting the existing right-of-ways. The plans continue to depict in a very vague manner the extension of these roads. This is incomplete and is unacceptable.

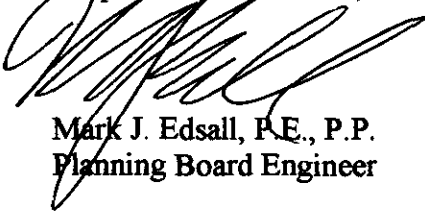
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- A second significant issue which is open is the status for sanitary sewer service to the property. The Town Attorney advised the applicant on 15 May 2001 that an outside user agreement or sewer district extension would be considered. The option of use of a Majestic reallocation is not viable without an outside user agreement, which the Attorney has indicated will not be considered. As such, it is my understanding that the project *does not* have any public sewer available.
- We have received an updated stormwater management study for the site. The revised study remains unacceptable, both in concept and in detail. Given the fact that the study is based on unacceptable roadway construction criteria (in violation of Town code), we have not expended the effort to prepare detailed comments.

3. I have not performed a detailed review of the plans, in light of the above-referenced significant areas of concern. The Board should note that this application has made little progress since 2001, and in fact has some significant negative approval status items.

Respectfully Submitted,



Mark J. Edsall, P.E., P.P.
Planning Board Engineer

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